

**ORDINANCE NUMBER 14-39**

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON  
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO  
TITLE 16 – LAND USE CONTROLS**

This is a Planned Unit Development District Ordinance (to be known as the "Spring Mill Station Northeast Quadrant PUD") to amend the Westfield-Washington Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Zoning Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 1405-PUD-06), requesting an amendment to the Zoning Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in Exhibit A attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded Petition No. 1405-PUD-06 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a positive recommendation (8-0) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on August 19<sup>th</sup>, 2014;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Zoning Ordinance and Zoning Map are hereby amended as follows:

**COPY**

**Section 1. Applicability of Ordinance.**

- 1.1 The Zoning Ordinance is hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Spring Mill Station Northeast Quadrant PUD**" (the "District").
- 1.2 Upon adoption of this ordinance, the CrossRoads Church PUD Ordinance, recorded as Instrument No. 2012013233 in the Office of the Recorder of Hamilton County, Indiana, and adopted by the Common Council on March 12, 2012, as Ordinance No. 12-03, shall be repealed and made inapplicable to the Real Estate, and shall be superseded by the terms of this ordinance.
- 1.3 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Zoning Ordinance as set forth herein, unless specifically modified by the terms of this Ordinance.
- 1.4 All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

**Section 2. Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Zoning Ordinance.

- 2.1 Character Exhibit(s). The illustrative exhibits attached hereto and incorporated by reference as Exhibit B. The exhibits are conceptual in nature and provided to illustrate the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.
- 2.2 Conceptual Plans: The conceptual plans (the "Conceptual Plans") are attached hereto and incorporated herein by reference as Exhibit C.
- 2.3 Developer: Any individual, corporation, partnership or entity engaged in the improvement of a parcel of land or construction of a building within the District.
- 2.4 Underlying Zoning District: The Zoning District of the Zoning Ordinance that shall govern the development of the District and its various subareas, as set forth in this Ordinance.

**Section 3. Conceptual Plan.** The Real Estate shall be developed in substantial compliance with the Conceptual Plans. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be



appealed to the Plan Commission.

**Section 4.** **Underlying Zoning Districts.** The Underlying Zoning District shall be the GB-General Business District. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District, as set forth above, shall apply.

**Section 5.** **Permitted Uses.** The uses permitted in “Area A.1” & “Area A.3” shall be the same as the Underlying Zoning District. The uses permitted “Area A.2” shall be Gasoline Service Station.

**Section 6.** **Development Standards.** The regulations of the Underlying Zoning District shall apply to the development of the District, unless otherwise modified herein.

**Section 7.** **Setbacks.** Setbacks shall be as follows:

“Area A.1”

- A. Front Yard along 161<sup>st</sup> St. shall be at least fifty (50) feet.
- B. Side and Rear yards that abut existing residential shall be at least sixty (60) feet.

“Area A.2”

- C. Front Yard along Spring Mill shall be at least fifty (50) feet.
- D. Side Yard that abuts residential to the north shall be at least fifty-five (55) feet.

**Section 8.** **Parking.** The parking and loading standards of the Zoning Ordinance (*WC § 16.04.120*) shall apply.

**Section 9.** **Landscaping and Screening.** The District’s landscaping and screening shall comply with the Zoning Ordinance (*WC § 16.06*), except as otherwise provided below.

“Area A.2”

- A. The north buffer yard shall be at least twenty-eight (28) feet wide on the property. A twenty-seven (27) feet wide easement on the Townhomes at Countryside Condominiums property shall be utilized to provide a total of a fifty-five (55) feet wide buffering area.
- B. A visual barrier shall be provided between the District and Townhomes at Countryside Condominiums to the north. The visual buffer shall consist of an earthen berm and plantings. The plantings shall include coniferous trees for year round screening and deciduous trees for visual interest. The

coniferous trees at the time of planting shall be at least eight (8) feet tall. The earthen berm shall be at least eight (8) feet tall. The species of the coniferous trees shall be a "Green Giant" Arborvitae, or similar species, which is known for its vigorous growth rates of 2-3' per year after established. Such plantings and berm shall be installed in substantial compliance with **Exhibit C**, attached and incorporated herein. The screening plant material shall consist of at least forty-five (45) evergreen trees planted in a double staggered row ten (10) feet on center and off set six (6) feet.

- C. The west buffer yard shall be at least twenty (20) feet wide and planted in substantial compliance with **Exhibit C**.

**Section 10. Sign Standards.** The District's signs shall comply with the Zoning Ordinance (*WC § 16.08.010*), except as otherwise provided below.

"Area A.2"

- A. Maximum area of signage permitted shall be one (1) square feet per one (1) linear feet of building frontage parallel to right-of-way. For purposes of calculating the amount of permitted signage, the fuel center canopy and depot building (the "Depot Building") shall count as building frontage.
- B. The maximum permitted area of signage shall be one hundred and sixty-one (161) square feet for the fuel canopy and fifty-four (54) square feet for the Depot Building. The "Spring Mill Station" identification signs located on the fuel canopy and rest stop shelters shall not count towards the total square footage requirement.
- C. Electronic signage shall constitute no more than 50% of the total area of signage.
- D. The "Kroger Depot Sign" shall be permitted to extend above the roofline of the Depot.

**Section 11. Lighting Standards.** The District's lighting shall comply with the Zoning Ordinance (*WC § 16.07.010*).

**Section 12. Architectural and Streetscape Design Standards.** The procedures and regulations of *WC § 16.04.165 Development Plan Review* applicable to the Underlying Zoning District shall apply. The Real Estate shall be developed in substantial compliance with Exhibit B, attached hereto, and incorporated herein, which illustrates the following: architectural quality, building materials, and site design.

**Section 13. Traffic Improvements** Developer shall cause to be installed and maintained stop signs and pavement markings at five (5) locations in substantial

compliance (as determined by Department) with those identified in **Exhibit D**.

**Section 14.** **Timing** The fuel station use on Area A.3 shall be terminated prior to initiating operation of the new fueling center use located on Area A.2.



ALL OF WHICH IS ORDAINED/RESOLVED THIS 8th DAY OF SEPTEMBER, 2014.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

  
Jim Ake

Jim Ake

Jim Ake

  
Steven Hoover

Steven Hoover

Steven Hoover

  
Robert L. Horkay

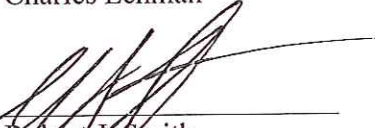
Robert L. Horkay

Robert L. Horkay

  
Charles Lehman

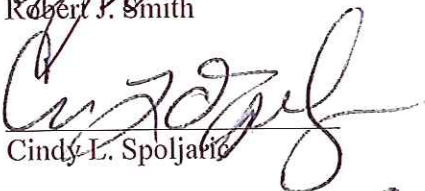
Charles Lehman

Charles Lehman

  
Robert J. Smith

Robert J. Smith

Robert J. Smith

  
Cindy L. Spoljaric

Cindy L. Spoljaric

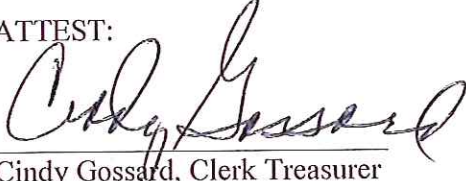
Cindy L. Spoljaric

  
Robert W. Stokes

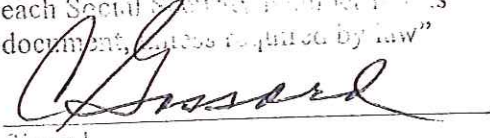
Robert W. Stokes

Robert W. Stokes

ATTEST:

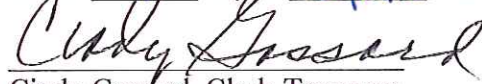
  
Cindy Gossard, Clerk Treasurer

"I affirm, under the penalties of perjury,  
that I have taken reasonable steps to ensure that each Social Security Number in this  
document, unless required by law"

  
Signed

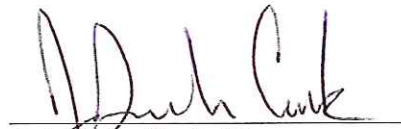
I hereby certify that **ORDINANCE 14-39** was delivered to the Mayor of Westfield

on the 9<sup>th</sup> day of September, 2014, at 8:05 A m.

  
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 14-39**

this 9 day of Sept., 2014.

  
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 14-39**

this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
J. Andrew Cook, Mayor

This document prepared by: Paula J. Gartner, PE

**SCHEDULE OF EXHIBITS**

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**Exhibit A: Real Estate Legal Description**

A1: Grocery Store Expansion Area Legal Description (“Area A1”)

A2: Fuel Center Expansion Area Legal Description (“Area A2”)

A3: Existing Fuel Center Redevelopment Area Legal Description (“Area A3”)

**Exhibit B: Character Exhibits**

B1: Grocery Store Expansion Area

B2: Fuel Center Expansion Area

**Exhibit C: Conceptual Plan**

C1: Grocery Store Expansion Conceptual Plan

C2: Fuel Center Expansion Conceptual Plan

C3: Existing Fuel Center Redevelopment Area Conceptual Plan

C4: Fuel Center Expansion Landscape Plan

**Exhibit D: Traffic Improvements**

D1: Stop Signs and Pavement Markings



**EXHIBIT A**  
Real Estate  
Legal Description

**Exhibit A.1:** Grocery Store Expansion Area Legal Description (“Area A1”)

**Exhibit A.2:** Fuel Center Expansion Area Legal Description (“Area A2”)

**Exhibit A.3:** Existing Fuel Center Redevelopment Area Legal Description (“Area A3”)



Evans, Mechwort, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
7400 N. Shadeland Ave., Ste. 150, Indianapolis, IN 46250  
Phone: 317.913.6930 Toll Free: 888.775.3648

emht.com

**TOWN OF WESTFIELD, HAMILTON, INDIANA**  
**EXHIBIT "A.1"**  
**FOR**  
**KROGER J970**  
**GROCERY STORE EXPANSION AREA**  
**LAND DESCRIPTION**

DATE: AUGUST 14, 2014

JOB NO. 20130351

SCALE: None

**DESCRIPTION FOR GROCERY STORE EXPANSION AREA:**

PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 03 EAST, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 1203.25 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 40 SECONDS WEST A DISTANCE OF 44.66 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 11 MINUTES 17 SECONDS WEST A DISTANCE OF 401.55 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 43 SECONDS WEST A DISTANCE OF 367.66 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 17 SECONDS EAST A DISTANCE OF 40.87 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 43 SECONDS WEST A DISTANCE OF 80.07 FEET; THENCE NORTH 23 DEGREES 16 MINUTES 50 SECONDS EAST A DISTANCE OF 79.66 FEET; THENCE NORTH 89 DEGREES 13 MINUTES 36 SECONDS EAST A DISTANCE OF 110.91 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES 51 SECONDS EAST A DISTANCE OF 35.92 FEET; THENCE NORTH 89 DEGREES 13 MINUTES 36 SECONDS EAST A DISTANCE OF 66.97 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 03 SECONDS EAST A DISTANCE OF 36.68 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 17 SECONDS EAST A DISTANCE OF 156.33 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 40 SECONDS EAST A DISTANCE OF 447.76 FEET TO THE POINT OF BEGINNING; CONTAINING 4.35 ACRES, MORE OR LESS.









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TOWN OF WESTFIELD, HAMILTON, INDIANA  
 EXHIBIT "A.2"  
 FOR  
 KROGER J970  
 FUEL CENTER EXPANSION AREA  
 LAND DESCRIPTION

DATE: August 14, 2014

JOB NO. 20130351

SCALE: None

DESCRIPTION FOR FUEL CENTER EXPANSION AREA:

PART OF THE NORTHWEST QUARTER SECTION 11, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED QUARTER, NORTH 00 DEGREES 00 MINUTES (ASSUMED BEARING) ALONG THE WEST LINE OF SAID QUARTER SECTION 361.38 FEET TO THE PLACE OF BEGINING TO THIS DESCRIPTION, THENCE CONTINUING ALONG SAID LINE 249.52 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES EAST 312.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES EAST 249.52 FEET TO A POINT; THENCE SOUTH 90 DEGREES 00 MINUTES WEST 312.00 FEET TO A POINT WHICH IS THE BEGINNING POINT OF THIS DESCRIPTION; CONTAINING, EXCLUDING THE RIGHT-OF-WAY OF SPRING MILL ROAD, 1.527 ACRES, MORE OR LESS.

# EMH&T

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Phone: 317.913.6930 Toll Free: 888.775.3648

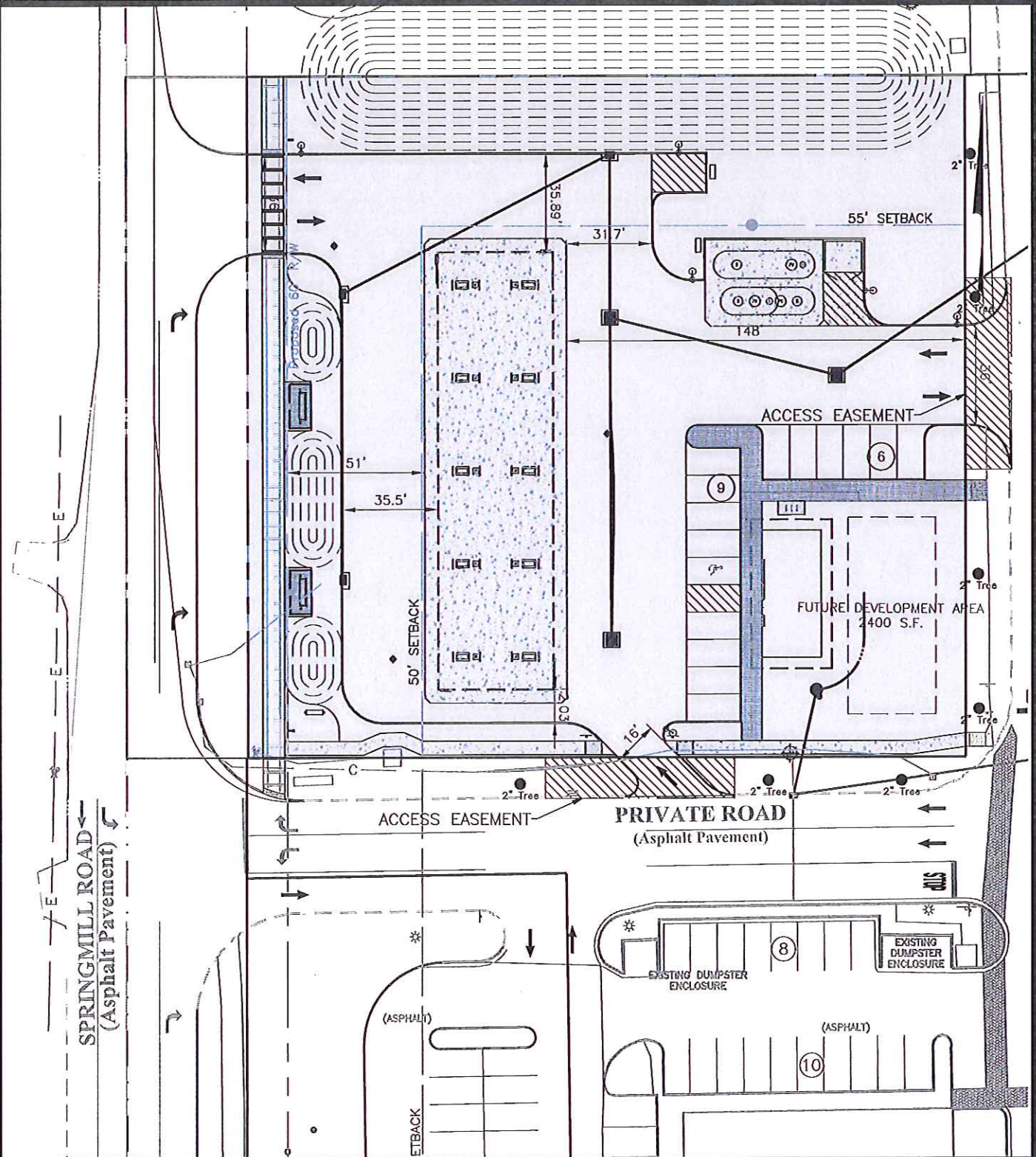
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TOWN OF WESTFIELD, HAMILTON, INDIANA  
EXHIBIT "A.2"  
FOR  
**KROGER J970**  
FUEL CENTER EXPANSION AREA  
LAND DESCRIPTION

DATE: August 14, 2014

JOB NO. 20130351

SCALE: None







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TOWN OF WESTFIELD, HAMILTON, INDIANA  
 EXHIBIT "A.3"  
 FOR  
 KROGER J970  
 EXISTING FUEL CENTER REDEVELOPMENT AREA  
 LAND DESCRIPTION

DATE: August 14, 2014

JOB NO. 20130351

SCALE: None

DESCRIPTION FOR EXISTING FUEL CENTER REDEVELOPMENT AREA:

PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 03 EAST, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 00 DEGREES 02 MINUTES 40 SECONDS WEST (ASSUMED BEARING) ALONG THE WEST LINE THEREOF A DISTANCE OF 316.60 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 17 SECONDS EAST A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 11 MINUTES 17 SECONDS EAST 118.85 FEET; THENCE SOUTH 00 DEGREES 48 MINUTES 43 SECONDS EAST A DISTANCE OF 272.15 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 17 SECONDS WEST A DISTANCE OF 82.30 FEET; THENCE NORTH 46 DEGREES 03 MINUTES 43 SECONDS WEST A DISTANCE OF 55.79 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 23 SECONDS WEST A DISTANCE OF 232.90 FEET TO THE POINT OF BEGINNING; CONTAINING 0.736 ACRES, MORE OR LESS.



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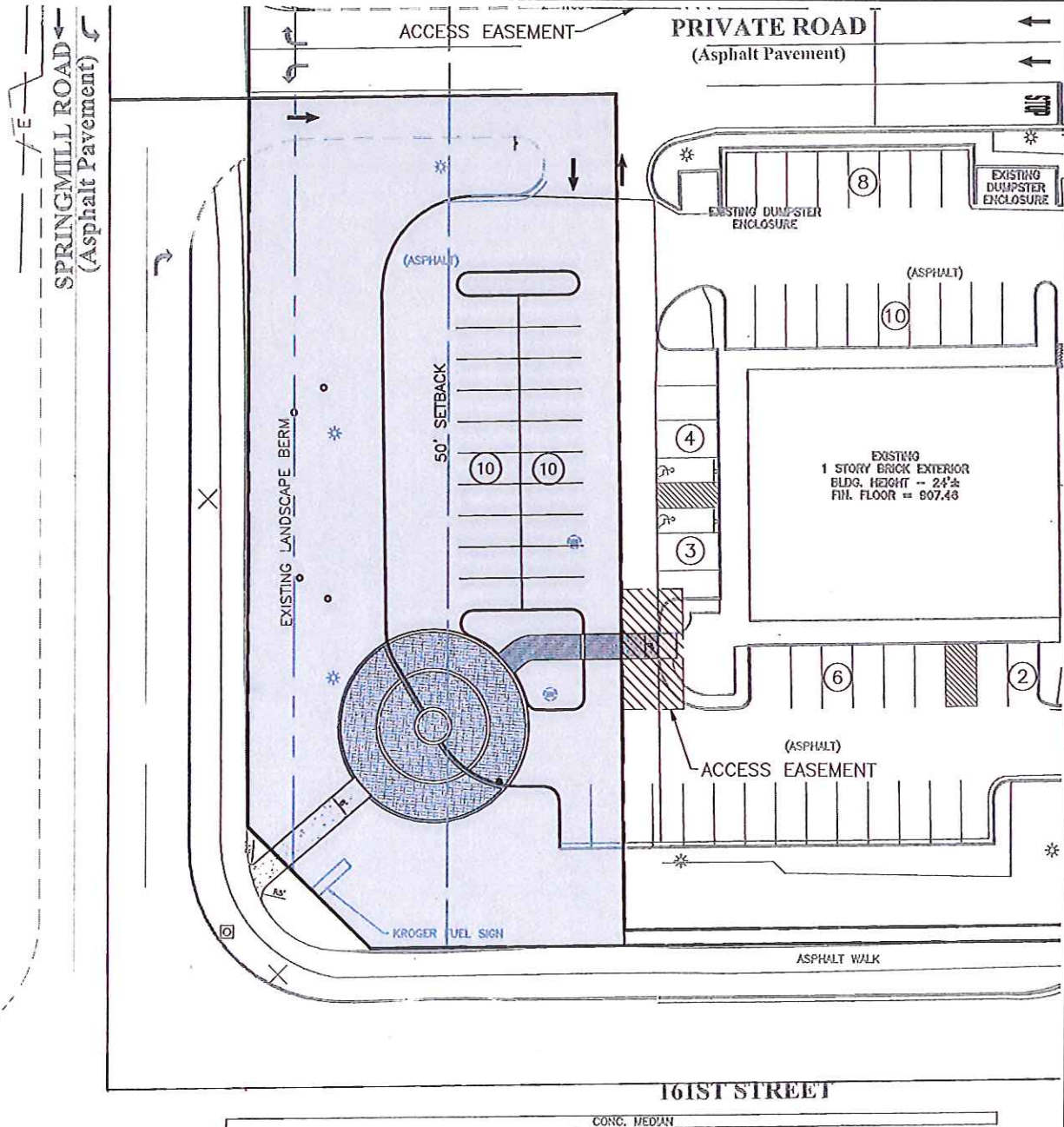
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TOWN OF WESTFIELD, HAMILTON, INDIANA  
EXHIBIT "A.3"  
FOR  
**KROGER J970**  
**EXISTING FUEL CENTER REDEVELOPMENT AREA**  
**LAND DESCRIPTION**

DATE: August 14, 2014

JOB NO. 20130351

SCALE: None

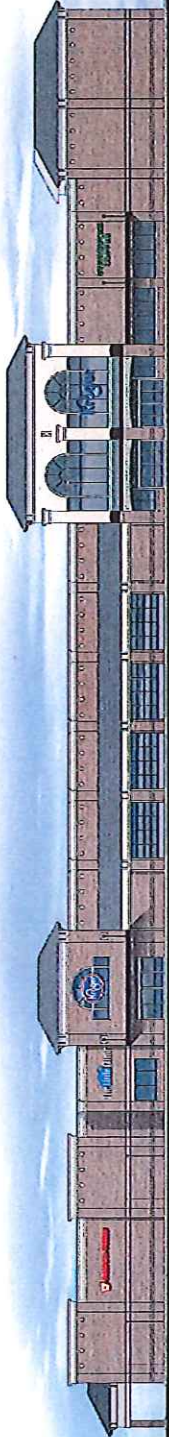


**EXHIBIT B**  
Character Exhibits

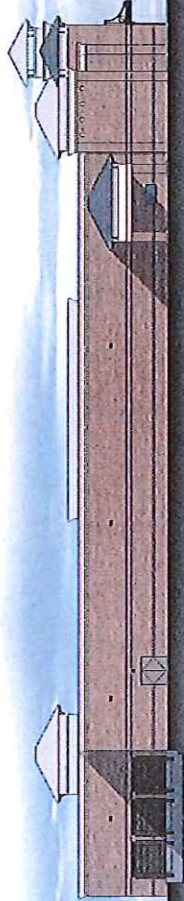
**Exhibit B.1:** Grocery Store Expansion Area

**Exhibit B.2:** Fuel Center Expansion Area

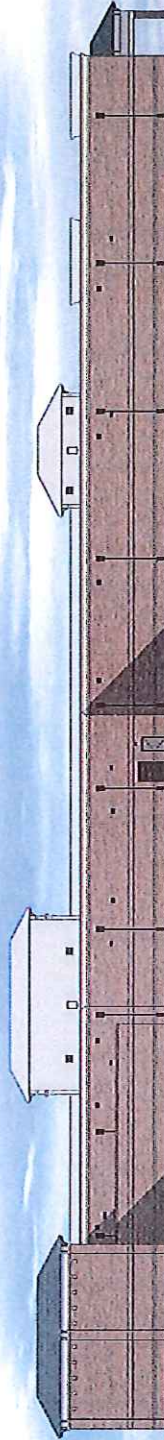




FRONT ELEVATION - WEST



SIDE ELEVATION - NORTH



REAR ELEVATION - EAST



SIDE ELEVATION - SOUTH

ALL MATERIALS TO BE USED ON EXPANSIONS AND  
REMODELED AREAS ARE TO MATCH EXISTING



Kroger J970

June 10, 2014

Westfield, IN  
513111





**4 LEFT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"

**3 RIGHT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"

**2 REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

**1 FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

**SIGNAGE SCHEDULE**

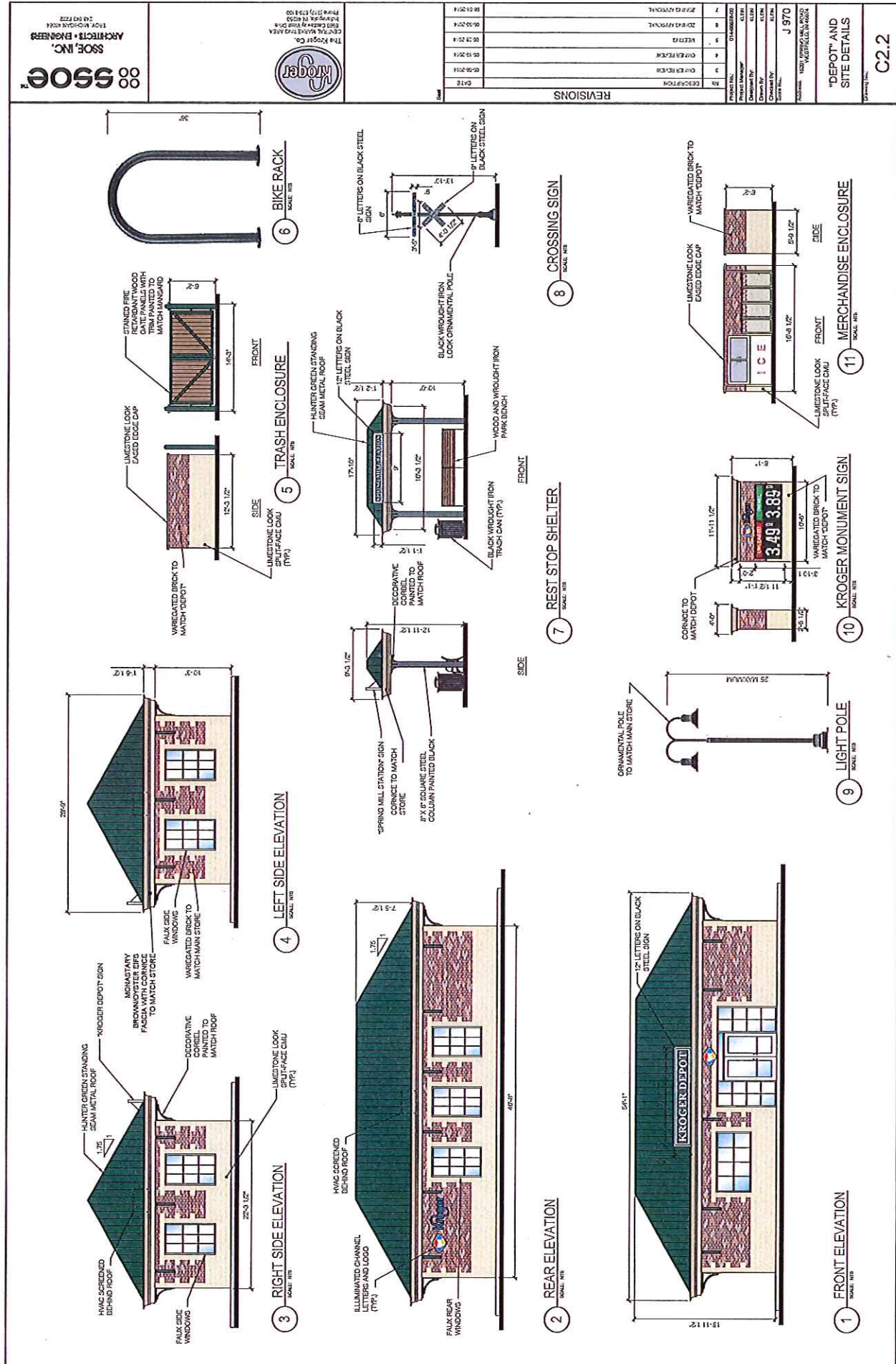
SIGN	QUANTITY	SCHEMA (SF)	TOTAL AREA (SF)
3.19	1	45.50	45.50
3.29	1	2.88	2.88
3.39	2	1.00	2.00
3.49	2	19.80	39.60
3.59	2	42.10	84.20
<b>TOTAL</b>			<b>171.18</b>

**REVISIONS**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	05/10/2018
2	ISSUED FOR PERMIT	05/10/2018
3	ISSUED FOR PERMIT	05/10/2018
4	ISSUED FOR PERMIT	05/10/2018
5	ISSUED FOR PERMIT	05/10/2018
6	ISSUED FOR PERMIT	05/10/2018
7	ISSUED FOR PERMIT	05/10/2018
8	ISSUED FOR PERMIT	05/10/2018
9	ISSUED FOR PERMIT	05/10/2018
10	ISSUED FOR PERMIT	05/10/2018

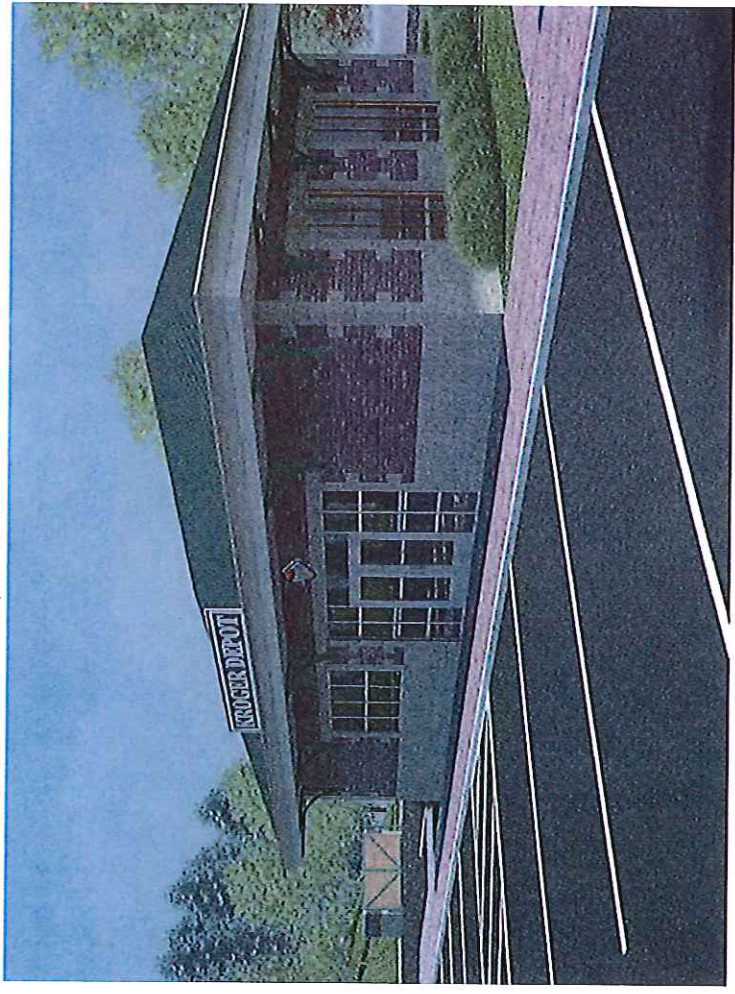
**PROJECT DATA**

Project Name	SPRING MILL STATION
Project Number	1000
Client	SPRING MILL STATION
Architect	JOHN J. KROGER & ASSOCIATES, INC.
Engineer	JOHN J. KROGER & ASSOCIATES, INC.
Scale	1/8" = 1'-0"
Sheet No.	J 970
Author	JOHN J. KROGER
Checker	JOHN J. KROGER
Printer	JOHN J. KROGER





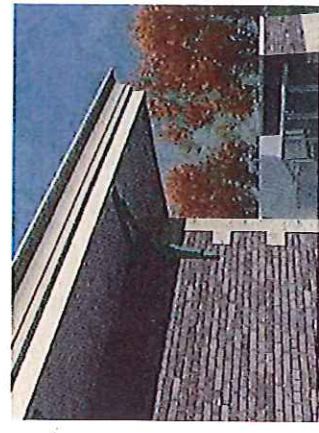
<b>SSOE</b> ARCHITECTS • ENGINEERS 1700 N. WILSON AVE. 240 0000		The Koger Co. CENTRAL WAREHOUSE AREA 1000 CLARK AVE. CHICAGO PHONE (312) 578-0000	REVISIONS NO. DESCRIPTION DATE 1 REVISION 09-20-04 2 REVISION 07-02-04 3 CORBEL DETAIL 06-27-04	PROJECT NO. J 970 PROJECT NAME DRAWN BY CHECKED BY SCALE 1/8" = 1'-0" ADDRESS CITY STATE ZIP	DEPOT RENDERINGS C2.3
--	--	--	---	--	-----------------------------



1 DEPOT VIEW FROM SOUTHWEST  
SCALE 1/8" = 1'-0"

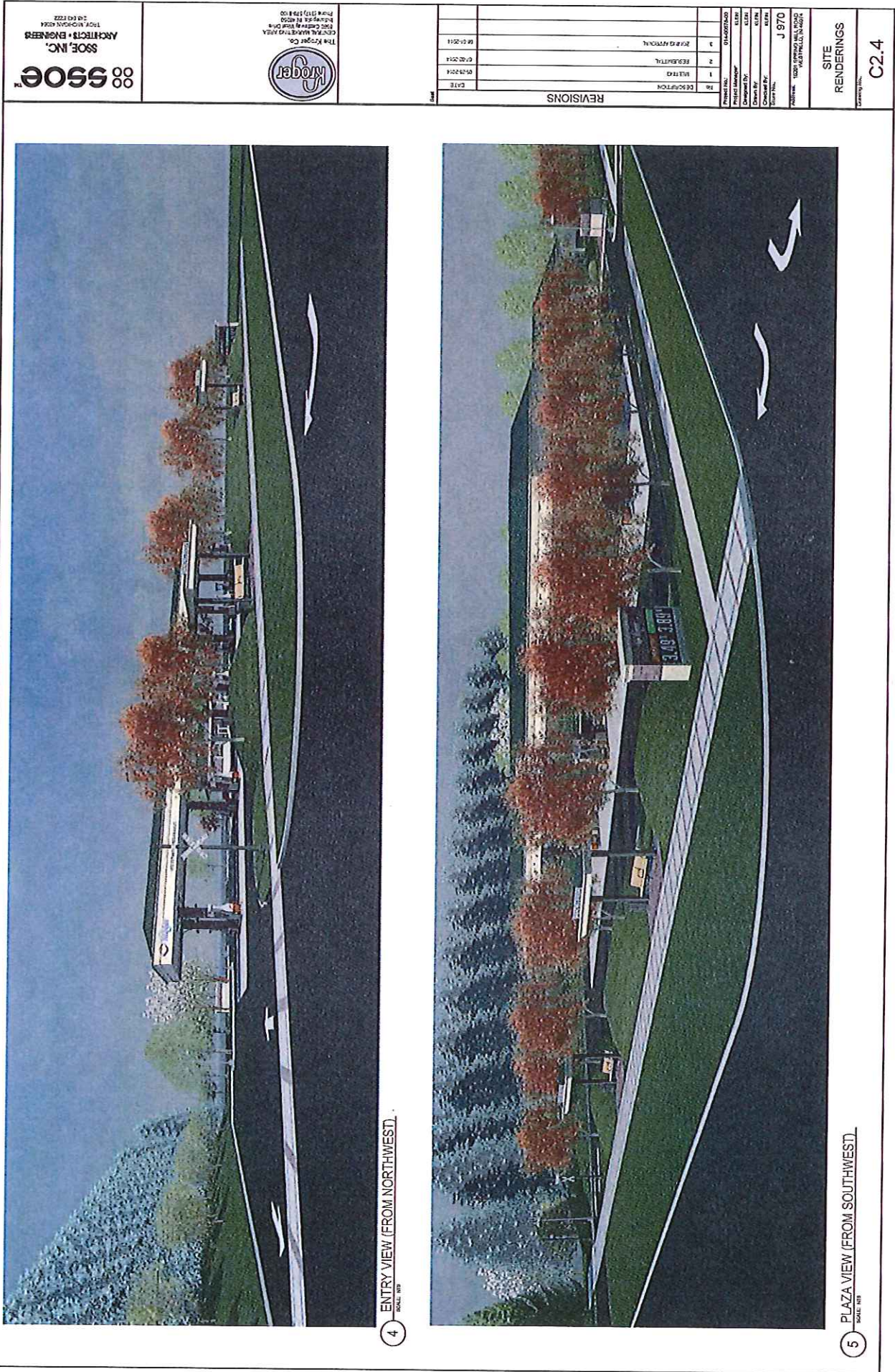


2 OUTSIDE SALES ENCLOSURE  
SCALE 1/8" = 1'-0"



2 CORBEL DETAIL  
SCALE 1/8" = 1'-0"





SSOE		SSOE, INC.		ARCHITECTS • ENGINEERS		1700 WASHINGTON AVENUE SUITE 200 MINNEAPOLIS, MN 55402 PHONE (612) 338-1000	
The Kroger Co.		CENTRAL MARKET AREA		1500 CENTRAL AVENUE SUITE 200 MINNEAPOLIS, MN 55402 PHONE (612) 338-1000		The Kroger Co.	
REVISIONS		DATE		BY		REASON	
1		05-19-2014		JLH		INITIALS	
2		07-22-2014		JLH		REDESIGN	
3		08-21-2014		JLH		REVISED APPROVAL	
PROJECT NO.		01-000726-00		SHEET NO.		J 970	
PROJECT NAME		CENTRAL MARKET AREA		SHEET NO.		J 970	
DESIGNED BY		JLH		CHECKED BY		JLH	
DRAWN BY		JLH		SCALE		AS SHOWN	
DATE		05-19-2014		BY		JLH	
REVISIONS		DATE		BY		REASON	
1		05-19-2014		JLH		INITIALS	
2		07-22-2014		JLH		REDESIGN	
3		08-21-2014		JLH		REVISED APPROVAL	
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DATE		05-19-2014		BY		JLH	
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2		07-22-2014		JLH		REDESIGN	
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DESIGNED BY		JLH		CHECKED BY		JLH	
DRAWN BY		JLH		SCALE		AS SHOWN	
DATE		05-19-2014		BY		JLH	
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DESIGNED BY		JL					



[illegible]

**EXHIBIT C**  
Conceptual Plans

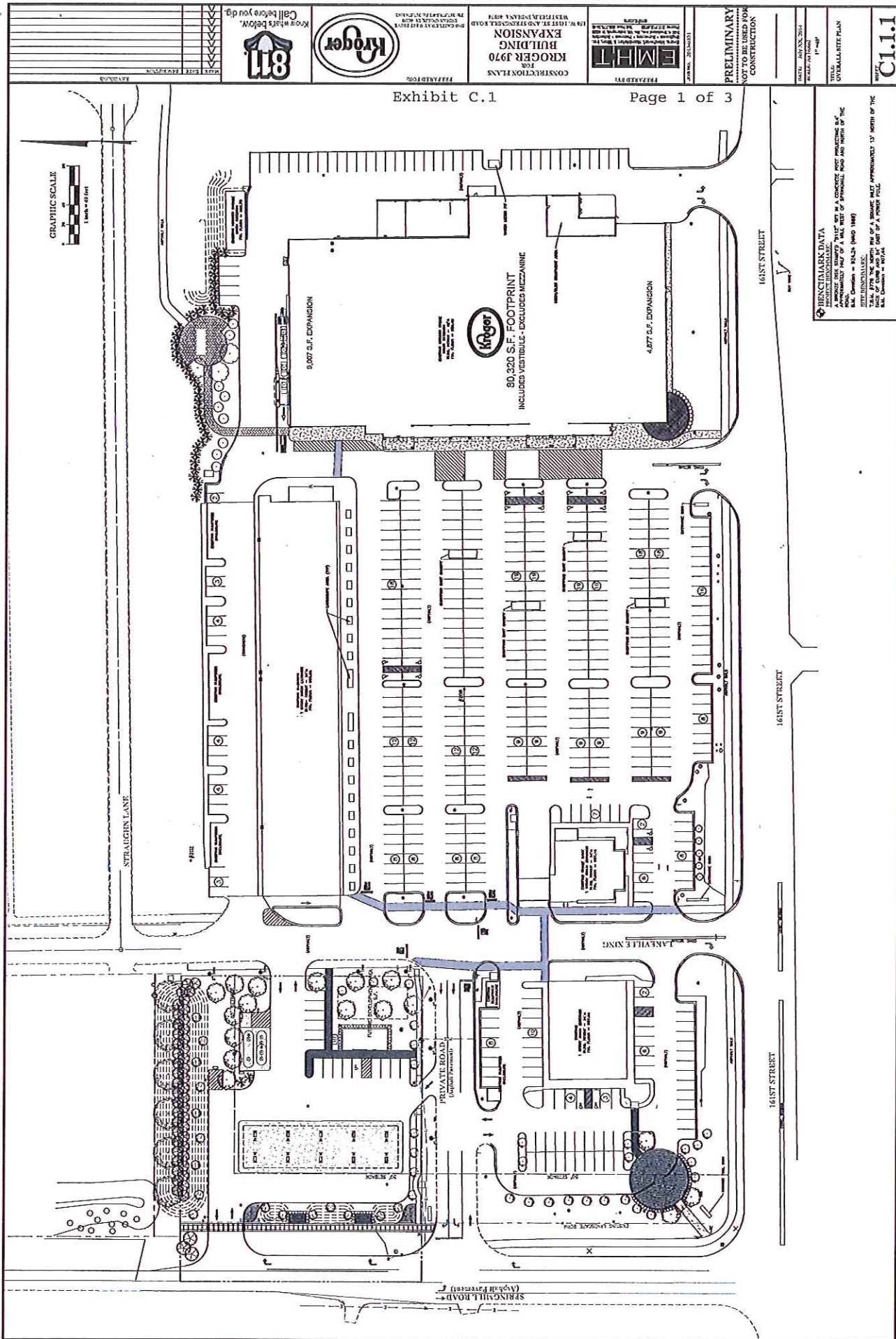
**Exhibit C.1:** Grocery Store Expansion Conceptual Plan

**Exhibit C.2:** Fuel Center Expansion Conceptual Plan

**Exhibit C.3:** Existing Fuel Center Redevelopment Area Conceptual Plan

**Exhibit C.4:** Fuel Center Expansion Landscape Plan





811  
Know what's below.  
Call before you dig.



**KROGER 1970 BUILDING EXPANSION**  
CONSTRUCTION PLANS  
WESTFIELD, INDIANA 46074  
PROJECT NO. 14187  
DATE: 10/1/2014



**PRELIMINARY**  
NOT TO BE USED FOR CONSTRUCTION

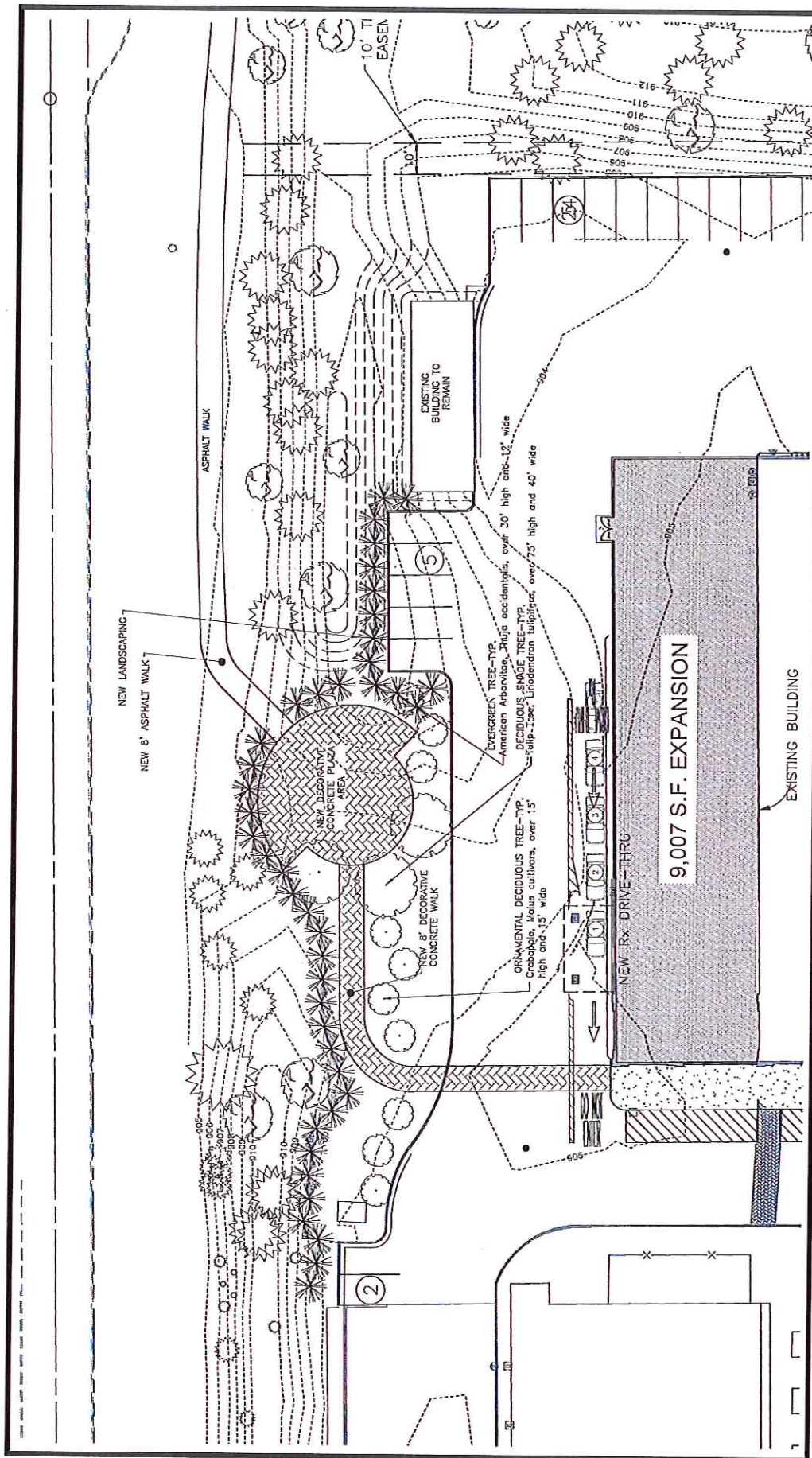
DATE: JULY 25, 2014  
SCALE: AS SHOWN  
1" = 40'

**TITLE**  
OVERALL SITE PLAN

**REV. C1.1.1**

**BENCHMARK DATA**  
NEAREST BENCHMARK: 7114' WET OF A CORNER WEST INTERSECTION OF THE APPROXIMATELY HALF OF A MILE WEST OF APPROPRIATE ROAD AND SOUTH OF THE S.W. CORNER OF SECTION 16, T4N, R14E, S44 (MID 1983)  
SITE ELEVATION: 824.26  
DATE OF SURVEY: 10/1/2014  
DATE OF CONSTRUCTION: 10/1/2014  
DATE OF CONSTRUCTION: 10/1/2014

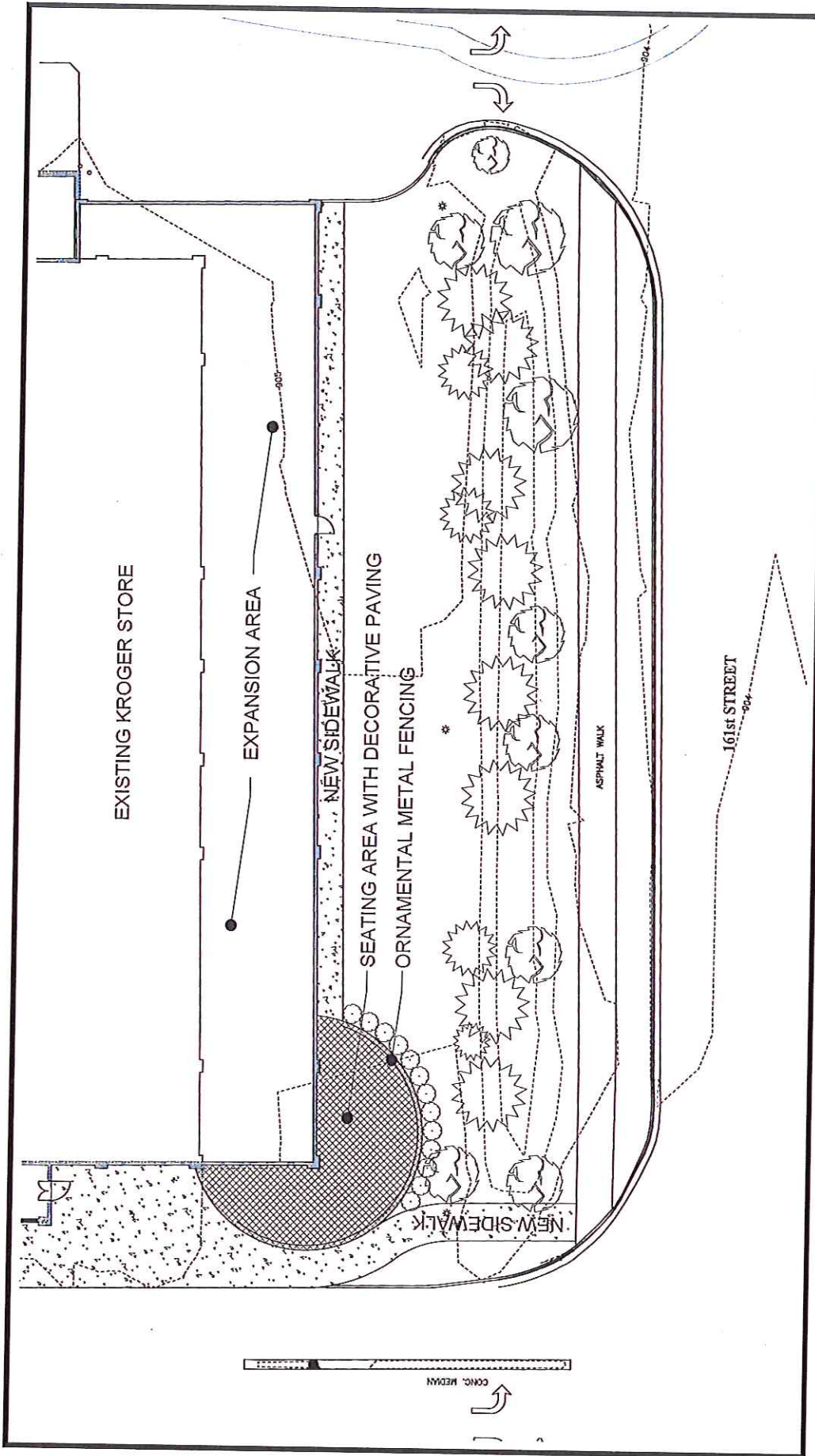




BUILDING EXPANSION - NORTH END .....

August 04, 2014





BUILDING EXPANSION - SOUTH END  
June 18, 2014

**EMH&T**  
DOUGLASS ARCHITECTURAL & DESIGN, INC.  
2001 L. HARRISON AVE., SUITE 100  
PHILADELPHIA, PA 19103  
PHONE: 215.713.1400 FAX: 215.713.1401  
WWW.EMH&T.COM







# Exhibit C: Proposed Depot and Fuel Center

Westfield, IN Kroger

July 3, 2014



North



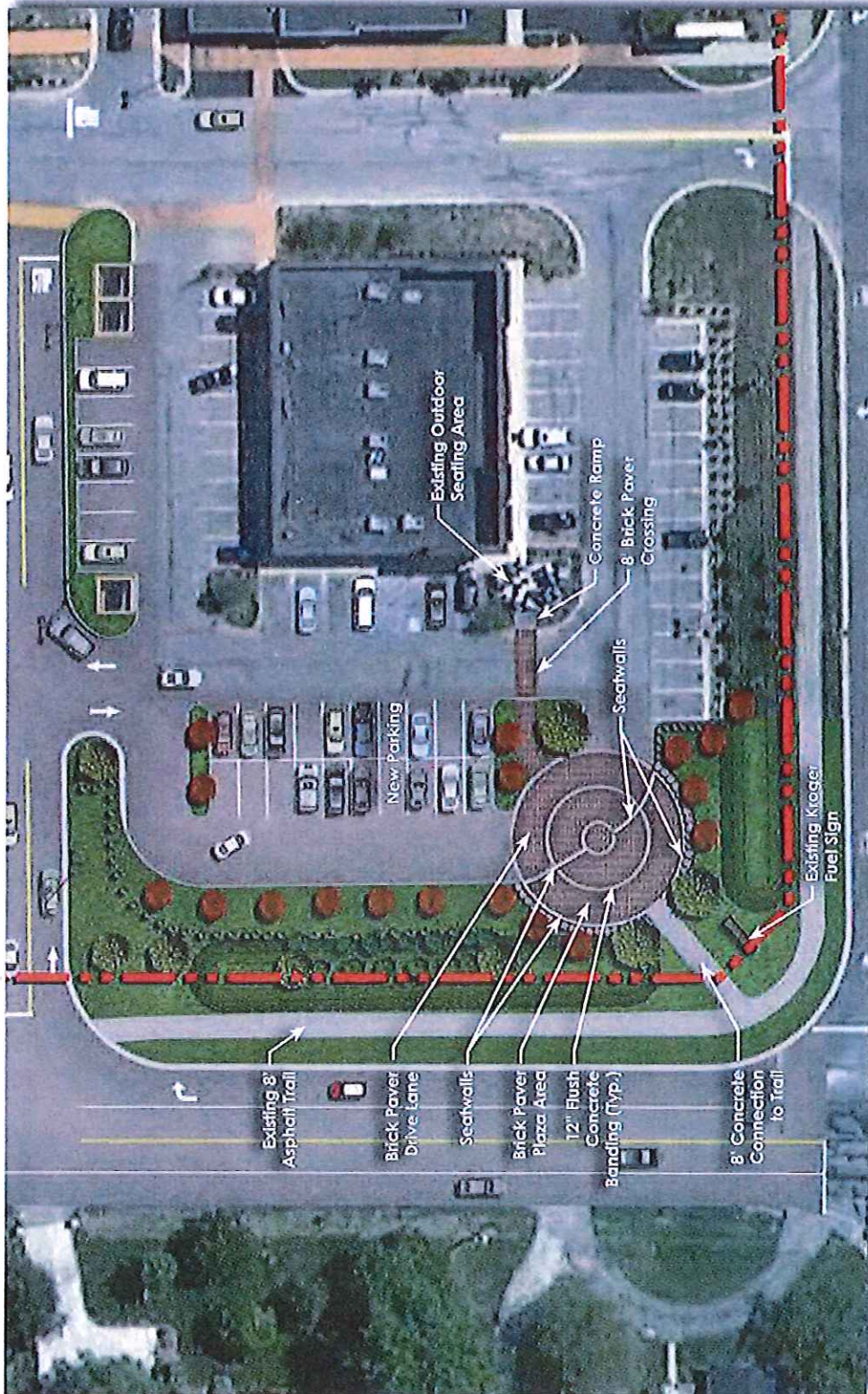




# Exhibit C: Old Fuel Center Area Redevelopment

Westfield, IN Kroger

July 3, 2014



North



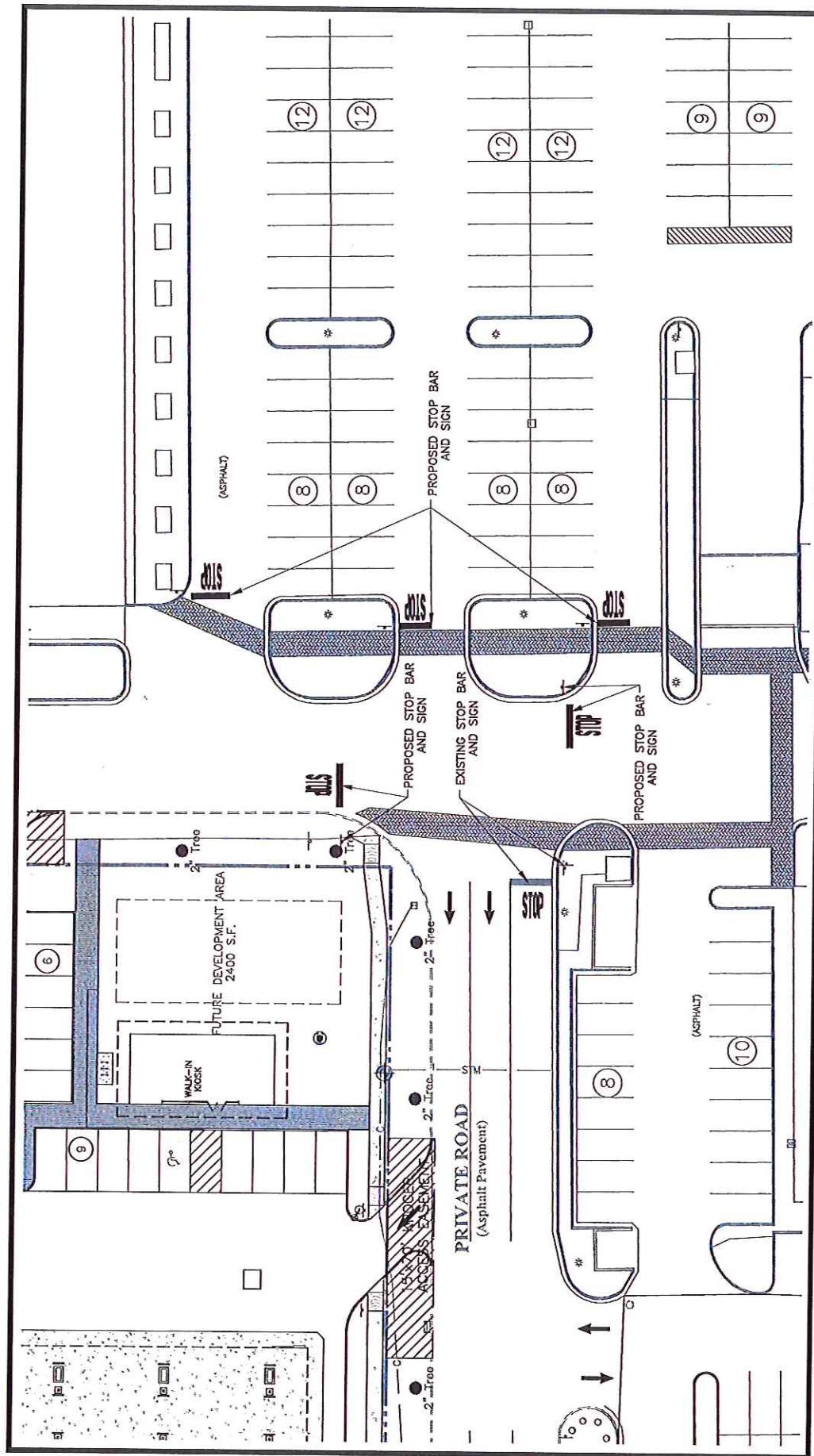






**EXHIBIT D**  
Traffic Improvements

**Exhibit D.1:** Stop Signs and Pavement Markings



# TRAFFIC IMPROVEMENTS

August 15, 2014

**EMH&T**  
 ENGINEERING, MECHANICAL & TRUCK, INC.  
 2401 S. HARRIS AVE., SUITE 100, INDIANAPOLIS, IN 46203  
 PHONE: 317.713.4400 FAX: 317.713.4401  
 WWW.EMHT.COM

